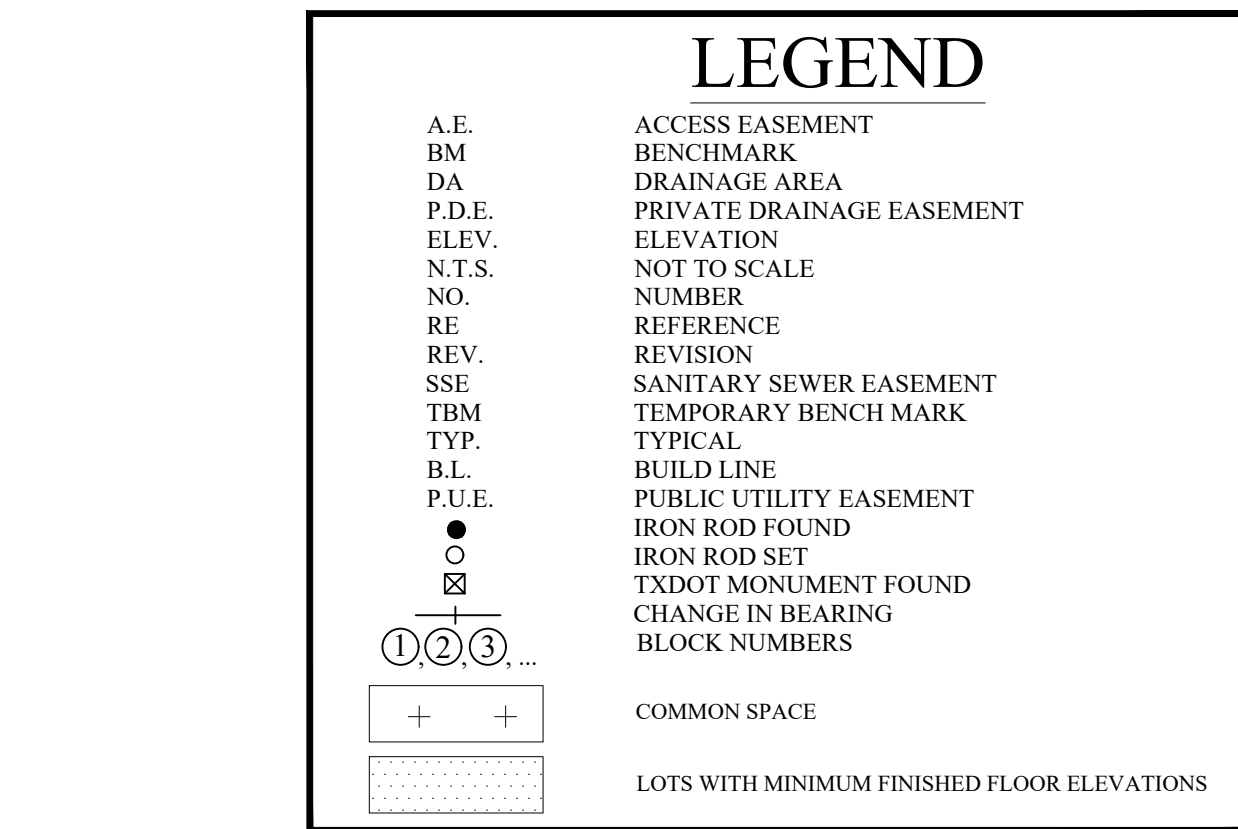
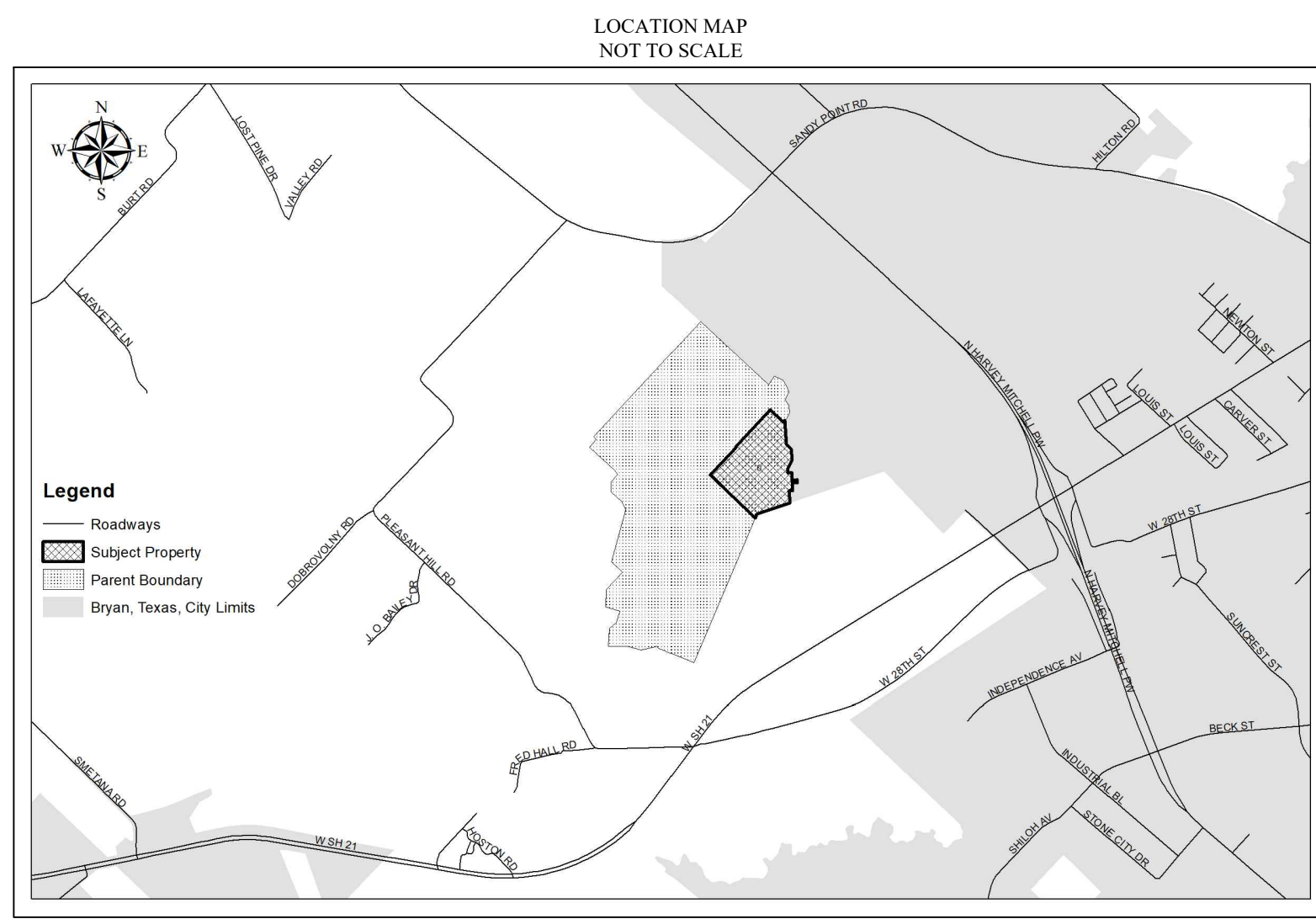


GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY THE DEVELOPER.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9999881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 36°28'45" W, 210.82 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- ROAD WIDTH LOCAL STREETS = 50' ROW, 27' BOC-BOC (JETER DRIVE, PATSCHKE PLACE, TAGGART TRAIL)
- STREETS SHALL BE PAVED WITH ASPHALT.
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT - MIXED USE DISTRICT (PDM) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362), ON JULY 13, 2021 (ORDINANCE NO. 2496), AND ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48041C095E FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- OWNERSHIP OF TRACT E, COMMON AREA, SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PLEASANT HILL HOME OWNER'S ASSOCIATION. TRACT E, COMMON AREA, WILL BE USED AS A PRIVATE DRAINAGE EASEMENT AND COMMON SPACE.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES



LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
13	1	6029.53	50.00
13	2	6088.52	50.00
13	3	6661.73	50.07
13	4	6954.64	50.39
13	5	6915.44	50.10
13	6	6142.51	50.00
13	7	8321.78	60.84
13	8	6508.76	60.89
13	9	6954.64	50.39
13	10	6954.64	50.39
13	11	6954.64	50.39
13	12	6686.71	50.08
13	13	6660.55	50.00
13	14	6855.98	50.00
13	15	5731.91	50.00
13	16	8353.89	52.31
13	17	9303.35	52.31
13	18	13324.72	52.31
13	19	11055.74	54.94
13	20	9912.17	56.43
13	21	6719.52	50.00
13	22	8294.52	50.00
13	23	9350.85	50.00
13	24	10123.71	104.28
13	25	9573.99	95.25
13	26	9511.72	93.82
13	27	6696.74	50.00
13	28	6000	50.00
6	19	7065.9	60.00
6	20	6000	50.00
6	21	6000	50.00
6	22	6000	50.00
6	23	6000	50.00
6	24	6000	50.00
6	25	6000	50.00

BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
6	26	6000	50.00
6	27	6000	50.00
6	28	6000	50.00
6	29	6000	50.00
6	30	6000	50.00
6	31	6000	50.00
6	32	6000	50.00
6	33	6000	50.00
6	34	6000	50.00
3	18	6000	50.00
3	19	6000	50.00
3	20	6000	50.00
3	21	6000	50.00
3	22	6000	50.00
3	23	6000	50.00
3	24	6000	50.00
3	25	6000	50.00
3	26	6000	50.00
3	27	6000	50.00
3	28	6000	50.00
3	29	6000	50.00
3	30	6000	50.00
3	31	6000	50.00
3	32	6000	50.00
3	33	8583.04	75.92
3	34	7678.79	50.23
3	35	6631.66	50.13
3	36	6381.18	50.05
3	37	6000	50.00
3	38	6168.57	50.00
3	39	6981.63	51.32
3	40	10513.96	66.89
3	41	8841.219	67.20
3	42	9035.13	53.70
3	43	9757.17	71.08

BLOCK NUMBER	LOT NUMBER	AREA (SQ. FT)	LOT WIDTH
3	44	6921	50.00
3	45	6838.77	50.00
3	46	6999.13	61.55
3	47	7380.8	69.44
3	48	7051.91	83.33
3	49	6360.57	56.02
3	50	6000	50.00
TRACT	E	697197.6	

BFE/MIN FFE TABLE

BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
3	50	292.97	294.97
3	49	292.38	294.38
3	48	291.85	293.85
3	47	291.15	293.15
3	46	290.96	292.96
3	45	290.82	292.82
3	44	290.16	292.16
3	43	290.02	292.02
3	42	288.97	290.97
3	41	287.64	289.64
3	40	288.13	290.13
3	39	288.71	290.71
3	38	289.02	291.02
3	37	289.29	291.29
3	36	289.72	291.72
3	35	290.17	292.17
3	34	290.57	292.57
3	33	290.57	292.57
3	32	290.58	292.58
3	31	290.57	292.57
3	30	290.59	292.59
3	29	290.66	292.66
3	28	290.52	292.52
3	27	290.64	292.64
3	26	290.70	292.70
3	25	290.73	292.73
3	24	290.75	292.75
3	23	290.86	292.86
3	22	290.97	292.97
3	21	291.06	293.06
3	20	291.19	293.19
3	19	291.36	293.36
3	18	291.67	293.67

BLOCK NUMBER	LOT NUMBER	BFE (ft)	MIN. FFE (ft)
13	1	284.81	286.81
13	2	284.81	286.81
13	3	284.81	286.81
13	4	284.81	286.81
13	5	284.81	286.81
13	6	284.81	286.81
13	7	285.85	287.85
13	8	287.91	289.91
13	9	289.13	291.13
13	10	289.75	291.75
13	11	290.18	292.18
13	12	290.51	292.51
13	13	290.52	292.52
13	14	290.57	292.57
13	15	290.57	292.57
13	16	290.66	292.66
13	17	290.75	292.75
13	18	290.81	292.81

FIELD NOTES

A METES & BOUNDS description of a certain 31.20 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being part of a called 101.316 acre tract (Parcel No. 1) described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC), a part of the residue of a called 153.20 acre tract described in a deed to WBW Single Land Inv, LLC - Series 101 and recorded in Document No. 2019-1374025 of the OPRBC and a part of the residue of a called 54.47 acre tract described in a deed to WBW Single Development Group, LLC - Series 111 and recorded in Document No. 2021-1455630 of the OPRBC; said 31.20 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

BEGINNING at a 1/2 inch iron rod with cap stamped (YALGO 6200) found at the southwest corner of Pleasant Hill Section 2 - Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC and the southeast corner of said Parcel No. 1 and being in the north line of a called 150.00 acre tract described in a deed to Willard Harvey Zimwalt, Jr. and wife, Kathryn D. Zimwalt and recorded in Volume 1215, Page 589 of the Deed Records of Brazos County (DRBC);

THENCE, South 70°49'06" West, 559.85 feet along the common line of said Parcel No. 1 and said 150.00 acre tract to a 1/2 inch iron rod found at the northwest corner of said 150.00 acre tract and an interior corner of said Parcel No. 1;

THENCE, South 22°19'42" West, 68.75 feet continuing along the common line of said Parcel No. 1 and said 150.00 acre tract to a point for corner;

THENCE, over and across said Parcel No. 1 the following six (6) courses:

- North 47°08'23" West, 1007.76 feet to a point for corner;
- North 42°08'43" East, 620.42 feet to a point for corner;
- North 47°51'16" West, 10.00 feet to a point for corner;
- North 42°08'43" East, 810.00 feet to a point for corner;
- South 47°51'17" East, 290.00 feet to a point for corner;
- North 42°08'43" East, 37.90 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for a northwest corner of said Pleasant Hill Section 2 - Phase 5 in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 382.25 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO) set for a southwest corner of said Pleasant Hill Section 2 - Phase 5;

THENCE, along the west line of said Pleasant Hill Section 2 - Phase 5 the following three (3) courses:

- South 47°52'05" East, 112.58 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 04°18'10" East, 184.92 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 26°15'04" West, 152.63 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 72.65 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to a 1/2 inch iron rod with cap stamped (YALGO) set for a southwest corner of said Pleasant Hill Section 2 - Phase 5;

THENCE, along the west line of said Pleasant Hill Section 2 - Phase 5 the following seven (7) courses:

- North 87°43'46" East, 67.76 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 02°16'14" East, 120.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- North 87°43'46" East, 81.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 02°16'14" East, 50.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 87°43'46" West, 78.36 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 02°16'14" East, 120.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 86°22'34" West, 60.09 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner in the east line of said Parcel No. 1;

THENCE, South 04°18'10" East, 198.10 feet along the common line of said Pleasant Hill Section 2 - Phase 5 and said Parcel No. 1 to the POINT OF BEGINNING, and containing 31.20 acres of land in Brazos County, Texas.

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF THE
JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 140, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 1215, Page 741, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140,
A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 140, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

by: _____
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk Brazos County, Texas

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

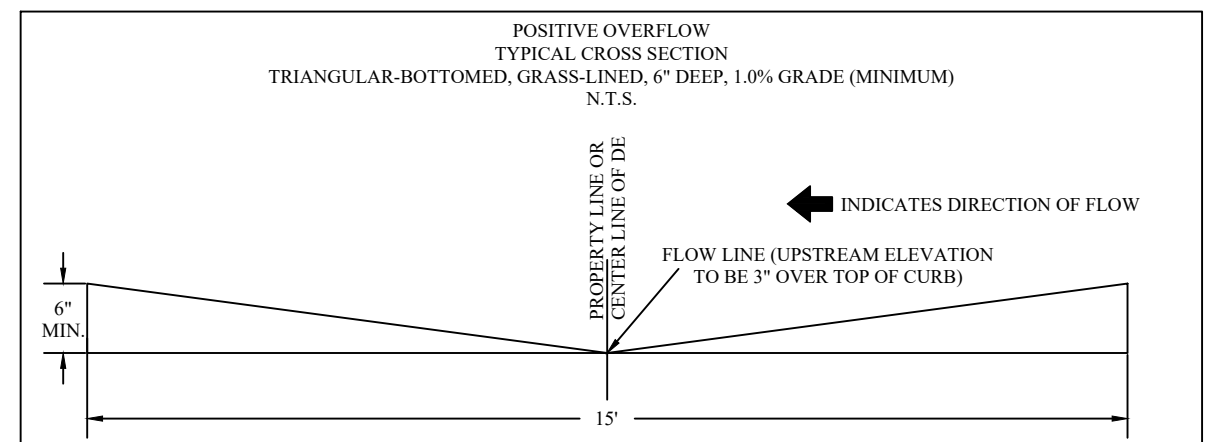
Chair, Planning & Zoning Commission Bryan, Texas

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

City Planner, Bryan, Texas

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

City Engineer, Bryan, Texas



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
4	RESPONSE TO COB PLAT COMMENTS	2/13/2025	JML	TOTAL SIZE: 31.20 AC. TOTAL BLOCKS: 3	CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
3	RESPONSE TO COB 2ND COMMENTS	5/2/2024	JML	TOTAL LOTS: 77	N=10225940.54'
2	RESPONSE TO COB 1ST COMMENTS	2/28/2024	JML	TOTAL TRACTS: 1	E: 3525284.48'
1	ORIGINAL RELEASE	11/28/2023	JML		Z: 333.33'

PROJECT NUMBER: PH33	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140
CHECKED BY: JML	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: KAC	
AUTHORIZED BY: WBW	

FINAL PLAT
PLEASANT HILL SECTION 3 - PHASE 3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS	OWNER INFORMATION	DEVELOPER INFORMATION	LEGAL DESCRIPTION	SHEET
Block 3, Lots 18 - 50 Block 6, Lots 19 - 34 Block 13, Lots 1 - 28	WBW Single Land Investment, LLC - Series 101 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC - Series 140 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF THE STEPHEN F. AUSTIN LEAGUE SURVEY, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS	1 OF 2

Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797



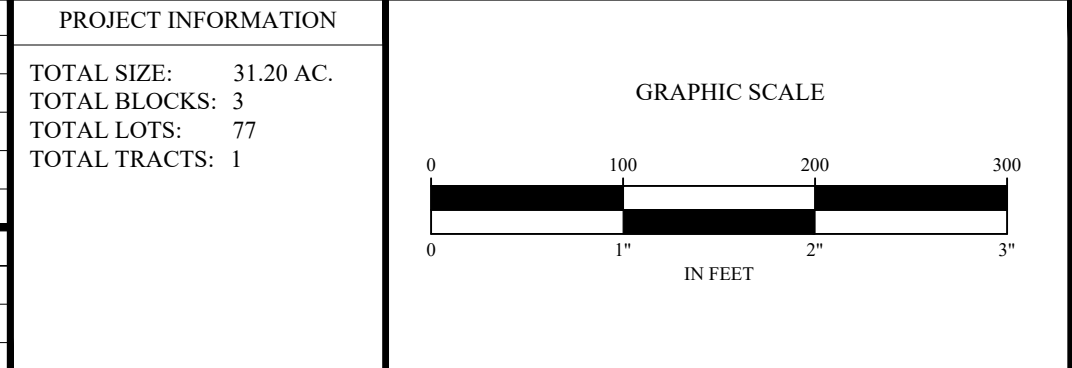
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	50.71	50.65	N 43°00'43" W	009°41'08"
C2	300.00	208.73	204.55	N 18°14'12" W	039°51'54"
C4	150.00	222.02	202.30	N 11°23'26" W	084°48'21"
C5	150.00	100.73	98.85	N 73°01'55" W	038°28'38"
C6	275.00	23.66	23.65	S 45°23'23" E	004°55'47"
C7	275.00	92.10	91.67	S 33°19'51" E	019°11'17"
C8	275.00	76.64	76.39	S 15°45'12" E	015°58'02"
C9	275.00	45.43	45.38	S 03°02'13" E	009°27'56"
C10	15.00	17.14	16.22	S 34°26'07" W	065°28'43"
C11	51.50	56.95	54.09	S 03°22'01" W	063°21'35"
C12	51.50	34.76	34.11	S 47°39'06" E	038°40'38"
C13	51.50	42.62	41.42	N 89°17'56" E	047°25'17"
C14	51.50	42.39	41.20	N 42°00'36" E	047°09'23"
C15	51.50	45.13	43.70	N 06°40'17" W	050°12'24"
C16	51.50	4.07	4.07	N 34°02'28" W	004°31'57"
C17	15.00	9.95	9.77	N 17°18'20" W	038°00'12"
C18	413.36	27.64	27.64	N 00°44'27" W	003°49'53"
C19	315.71	46.47	46.43	N 07°16'26" W	008°26'00"
C20	294.19	43.30	43.26	N 15°11'10" W	008°26'00"
C21	325.00	69.03	68.90	N 25°05'15" W	012°10'11"
C22	25.00	31.99	29.85	N 05°29'12" E	073°19'04"
C23	25.00	39.30	35.38	N 87°11'03" E	090°04'38"
C29	125.00	83.94	82.38	N 73°01'55" W	038°28'38"
C30	125.00	84.78	83.16	N 34°21'51" W	038°51'31"
C31	125.00	100.24	97.58	N 08°02'20" E	045°56'50"
C32	15.00	15.12	14.49	N 59°53'49" E	057°46'09"
C33	60.00	7.00	6.99	N 85°36'24" E	006°40'58"
C34	60.00	56.81	54.71	N 54°58'20" E	054°15'11"
C35	60.00	37.36	36.76	N 10°00'22" E	035°40'45"
C36	60.00	37.51	36.90	N 25°44'40" W	035°49'18"
C37	60.00	35.82	35.29	N 60°45'53" W	034°12'33"
C38	60.00	35.82	35.29	S 85°01'52" W	034°12'33"
C39	60.00	35.82	35.29	S 50°49'18" W	034°12'33"
C40	60.00	55.23	53.30	S 07°20'43" W	052°44'38"
C41	60.00	8.09	8.09	S 22°53'30" E	007°43'48"
C42	15.00	15.12	14.49	S 02°07'40" W	057°46'09"
C43	175.00	18.78	18.77	S 27°56'15" W	006°08'59"
C44	175.00	43.86	43.75	S 17°40'55" W	014°21'41"
C45	175.00	43.86	43.75	S 03°19'13" E	014°21'41"
C46	175.00	43.86	43.75	S 11°02'28" E	014°21'41"
C47	175.00	52.70	52.50	S 36°59'56" E	017°15'14"
C48	175.00	52.88	52.68	S 44°07'56" E	017°18'45"
C49	175.00	43.61	43.50	S 61°54'02" E	014°16'40"
C50	175.00	43.86	43.75	S 76°13'13" E	014°21'41"
C51	175.00	27.09	27.06	S 87°50'09" E	008°52'10"
C52	51.50	28.88	28.50	S 51°06'38" W	032°07'41"
C54	175.00	3.07	3.07	S 53°17'27" E	001°00'18"
C55	175.00	2.96	2.96	S 54°16'39" E	000°58'06"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°18'10"E	11.37
L9	N01°41'45"E	20.25
L10	S88°18'15"E	12.40
L13	N76°13'13"W	73.75
L14	N87°03'08"W	64.76
L15	S86°22'34"W	39.94
L16	N42°08'45"E	25.00
L17	N42°08'42"E	25.00
L18	S47°51'17"E	25.00
L21	S47°51'17"E	25.00
L22	S02°16'14"E	25.00
L23	S02°16'14"E	25.00
L26	N61°41'13"E	229.38
L28	N61°41'13"E	213.42
L29	N35°28'33"W	15.00
L30	S54°31'27"W	28.92
L31	N54°31'27"E	31.19
L33	S44°07'56"E	73.54
L34	N53°47'24"W	48.45
L35	S66°59'25"E	15.00
L36	N23°00'35"E	48.84
L37	S23°00'35"W	45.36
L38	S46°49'49"W	52.79
L39	N46°49'49"E	47.90
L40	S43°04'05"E	14.98
L42	N26°50'56"W	88.50

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	RESPONSE TO COB PLAT COMMENTS	2/13/2025	JML	TOTAL SIZE: 31.20 AC.
3	RESPONSE TO COB 2ND COMMENTS	5/2/2024	JML	TOTAL BLOCKS: 3
2	RESPONSE TO COB 1ST COMMENTS	2/28/2024	JML	TOTAL LOTS: 77
1	ORIGINAL RELEASE	11/28/2023	JWB	TOTAL TRACTS: 1

PROJECT NUMBER: PH33
 CHECKED BY: JML
 APPROVED BY: KAC
 AUTHORIZED BY: WBW

CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 140
 CLIENT LOCATION: GEORGETOWN, TX



BENCHMARK

CONCRETE TxDOT MONUMENT (SOUTHEAST R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203
 N: 0222940.54
 E: 3532984.48
 Z: 333.33'

FINAL PLAT

PLEASANT HILL SECTION 3 - PHASE 3

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION

A 31.20 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN E. AUSTIN LEAGUE SURVEY, A-42, AND THE JAMES MCMLLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

Yalgo Engineering, LLC
 109 W 2nd Street Ste. 201
 Georgetown, TX 78626
 PH (254) 953-5353
 FX (254) 953-5057
 Texas Registered Engineering Firm F-24040
 Texas Registered Surveying Firm # 10194797

SHEET
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PRINTED ON February 13, 2025